

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/28 Winyard Drive, Mooroolbark Vic 3138

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$650,000

Median sale price

Median price \$620,000 Property Type Townhouse Suburb Mooroolbark

Period - From 06/07/2025 to 05/07/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Prestige CI MOOROOLBARK 3138	\$650,000	18/05/2026
2	6 Toby PI MOOROOLBARK 3138	\$637,000	21/04/2026
3	6/196 Hull Rd MOOROOLBARK 3138	\$630,000	14/01/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/07/2026 11:30

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Indicative Selling Price

\$620,000 - \$650,000

Median Townhouse Price

06/07/2025 - 05/07/2026: \$620,000



2 2 1

Property Type: Townhouse
(Single)

Land Size: 127 sqm approx

Agent Comments

Comparable Properties



3 Prestige CI MOOROOLBARK 3138 (REI/VG)

Agent Comments

2 1 1

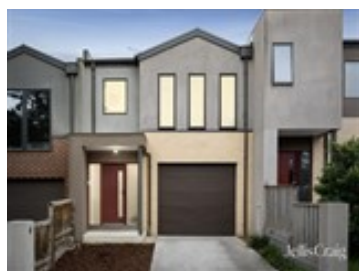
Price: \$650,000

Method: Private Sale

Date: 18/05/2026

Property Type: Townhouse (Res)

Land Size: 133 sqm approx



6 Toby PI MOOROOLBARK 3138 (REI/VG)

Agent Comments

2 2 1

Price: \$637,000

Method: Private Sale

Date: 21/04/2026

Property Type: Townhouse (Res)

Land Size: 138 sqm approx



6/196 Hull Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 14/01/2026

Property Type: Unit

Land Size: 129 sqm approx

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